

# **Countryside South Homeowners Association Board of Directors Monthly Meeting**

Monday, August 26, 2013

## **Call to Order -**

Meeting was called to order by Jo Ann Paulson at 7:04PM. President Jo Ann Paulson, Vice President John Mattson, Secretary Jim Moore, and board members Tom Mastel and Richard Larson were present. Treasurer Delia Thompson and board member Jean Mattson were absent. A quorum was reached. Also present were residents Bob Jesso, Doug Feterl, Brian Pfannenstein, Alan Anderson and representing the road district were Dave Doyle and Tom Schumacher.

## **Review of minutes from the July 22, 2013 meeting –**

Jim Moore read the minutes from the last meeting. There were no corrections or additions. Rich moved and Jim seconded the motion that the minutes be approved. Motion passed.

## **Treasurer's Report –**

Treasurer Delia Thompson was absent so the report was read in two parts. First Jo Ann Paulson read and reviewed a lien to be placed on the property located at 5472 Barberry Circle. Rich moved and Tom seconded a motion to go ahead and file the lien in September if Delia has not been contacted by the homeowners prior to that. Then John Mattson read the formal financial report. We had a short discussion about the billings from Tony Smith who has been contracted to do the lawn mowing duties for 2013. There is a possible discrepancy in the billings received as compared to the agreed upon contract fees. Jim Moore will contact Delia Thompson to review the billings and John Mattson will call Tony Smith to discuss with him. It was also noted that to date there are only 3 residents that have not paid their homeowner dues. It was reported that we received a

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\$2400.00 check from the State of SD for the Wild Land Fire 50/50 Fuels Grant that Jo Ann Paulson had applied for. Rich moved and Tom seconded a motion to accept the Treasurers Report.

### Architectural Control Report –

ACC Chairman Tom Mastel reported on three painting requests and two shed requests that had been submitted to him. They are as follows: M. Sobolev requests to paint his home at 8039 Daisy Lane a light Green called Bamboo Forest. Randy Cross requests to paint his home at 5552 Limelight Lane a Stoney Creek with Dusty Trail Trim. R. Haxton requests to build an 8 X 12 Shed in the back of his home at 5512 Limelight Lane and will paint the home and shed Sandy Shores and August Moon; plans were submitted to Tom for this project. Anthony Sarica submitted plans to erect an 8 X 12 shed in his backyard at 5555 Bitter Root Court. After Tom's discussion about the color selections in the painting requests and the setback and color matching requirements, etc for the shed requests Rich made a motion and Jim seconded to approve the four homeowner requests. The motion carried. The next item the ACC had to discuss was the drainage issue relative to the residence of Robert Jesso at 5549 Doubletree Rd. This was a continuing discussion originally brought to the board at the April meeting. Mr. Jesso feels the water runoff coming from the storm drains at the road, running down the easement to his property is washing out the ground causing his landscaping to settle. He wishes to repair his landscaping but feels unless the drainage issue is fixed it is a waste of effort. The HOA and the ACC after review felt the problem was more a road district issue than a homeowner issue and have asked the road district to get involved. They have had site visits and discussions with Mr. Jesso and so has Tom Mastel as a representative for the ACC and the HOA. At tonight's meeting Mr. Dave Doyle and Mr. Tom Schumacher were present and participated in the discussions on behalf of the Road District. The HOA, the ACC and the Road District are uncertain that installing a concrete drain pan to redirect the water runoff will solve the problem. It was noted that the landscape retaining wall on

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Mr. Jesso's property actually encroaches on the properties easement. The HOA Board felt it best to request bids for installing a concrete drain pan approximately 25' in length and to get some professional evaluation to help analyze the issue. Tom Mastel agreed to get some bids for such a project if the HOA approved. Jim Moore moved and Rich seconded the motion to have Tom seek bids. Continuing on with the ACC as new business Doug Feterl from 8470 countryside Blvd submitted at the meeting plans and a request to build a new Storage shed on his property behind his garage but encroaching on the easement area. The property already has a concrete pad measuring 77" X 148" and he would like to expand it to 10' X 14'. Tom Mastel felt that since the shed would have a permanent foundation, encroaches upon the setback requirements and physically may be as big as 12 X 16 that the board could not approve it unless it was approved by the County. So a motion was made to approve his request contingent upon the following: A building permit would be required, County approval would need to be required, the ACC would need to be kept apprised of all inspections, the building size could not exceed 12' X 16' and the homeowner would be responsible for any future issues to do with the building being in the setback area, so Tom moved and Rich seconded the motion. The motion carried.

Next Alan Anderson from 7774 Columbine Court mentioned that he had spoken with the board earlier about the possibility of installing solar panels on the back side of his roof. He said the pricing has really come down and he is giving it serious consideration now. The board had previously approved his request should he decide to proceed and was looking for continued approval. Tom moved and Rich seconded a motion to reapprove his request. The motion carried.

### **New Business –**

Resident Brian Pfannenstein mentioned concerns he has with the parking area by the playground off Countryside Blvd. He says there is a pile of gravel there, a dumpster from time to time, some trailers and RV's get left there and he feels it is an unsafe situation. He says kids drive there 4 wheelers over the Gravel pile and is

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concerned about safety. The board will look into it and possibly mention about it in the newsletters. The gravel was placed there by the road district and will remove it shortly. Resident Tom Schumacher mentioned that the trees in the blvd area are being taken care of by Warne Chemical and paid for by the Road District. He didn't want the HOA to pay to have Tru Green treat them also. It was also brought up that the monthly water bills from Colonial Pine Hills SD include a \$3.15 charge for septic. Tom Schumacher says that charge is to compensate Colonial Pine Hills for monitoring the results of Septic testing so it is a legitimate charge.

### Old Business –

John Mattson continued the previous discussions about the possibility of installing solar lighting on top of our existing street signs. Dave Doyle said that the Road District may be able to share the expense if this gets pushed off till next year. He feels the road district would like to see new signs concreted in made of weather resistant material and with built in solar lights. Their budget could not handle approaching it now but possibly by spring. The board agrees it would be very helpful to have the road districts assistance and will discuss further in the near future. John also brought some renderings by Rosenbaum's Signs of possible signs to place at the entryways to the development pointing out that we are a covenant controlled community. The opinion of the crowd was that potential home purchaser's would take that as a negative and that it is up to the Real Estate Board to make sure that home buyers are aware of the Homeowner Association and it's dues and covenants.

### There were no other Committee Reports-

**Adjournment:** Rich moved and Jim seconded to adjourn the meeting.

Motioned carried at 9:00PM

Next meeting is scheduled for 7:00 on September 23, 2013